

-WARRANTY DEED-

TLB COMPANY, Grantor, conveys to CLINTON GARDNER and AUDREY K. GARDNER, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

E 1/2 of SE 1/4 NW 1/4 NE 1/4 Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, LESS the Westerly 30 feet of Northerly 23.18 feet for roadway.

and covenant that grantor is the owner of the above-described property, free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Four Thousand Four Hundred Fifty and No/100ths (\$4,450.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Clinton Gardner, Keno, Oregon.

DATED this 12th day of January, 1976.

TLB COMPANY, a co-partnership

By: Sidney F. Tucker

By: William P. Brandsness

STATE OF OREGON } ss.
County of Klamath
Jan. 12, 1976.

Personally appeared the above-named WILLIAM P. BRANDSNESS and SIDNEY F. TUCKER, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon
My Commission expires: 9/16/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 4:48
this 13th day of January, A.D. 1976, at 4:48 o'clock P.M. and
duly recorded in Vol. M 76 of DEEDS on Page 624

Fee \$ 3.00

W.P. BRANDSNESS, County Clerk

Hazel Drake

Ret:
411 Pine Street
Klamath Falls, Oregon
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

\$ 2,38
I
Two The
with interest
monthly
included in
1976, and
interest has been
option of the
reasonable attorney
amount of such
is tried, heard or
Strike words not ap